



20 Hall Close
Farncombe Surrey GU7 3PW
Asking Price: £450,000 Freehold

- No Onward Chain
- Adaptable & Spacious Accommodation
- Fabulous Views from 1st & 2nd Floor
- Living Room
- Family/Dining Room
- Kitchen/Breakfast Room
- Dining Room/Forth Bedroom
- Four Bedrooms & Two Bathrooms
- Gas Heating & Double Glazed Windows
- Private Courtyard Garden and Off Road Parking



A bright, spacious and adaptable three/four bedroom end of terrace three storey town house with lovely far reaching views located in a small cul de sac within easy reach of the village centre and main line station serving London Waterloo in 45 minutes.



Emery & Orchard
ESTATE AGENTS









Main Line Station - 0.5 miles (Waterloo approx. 45 mins)

Farncombe Centre - 0.4 mile Godalming - 1.5 mile

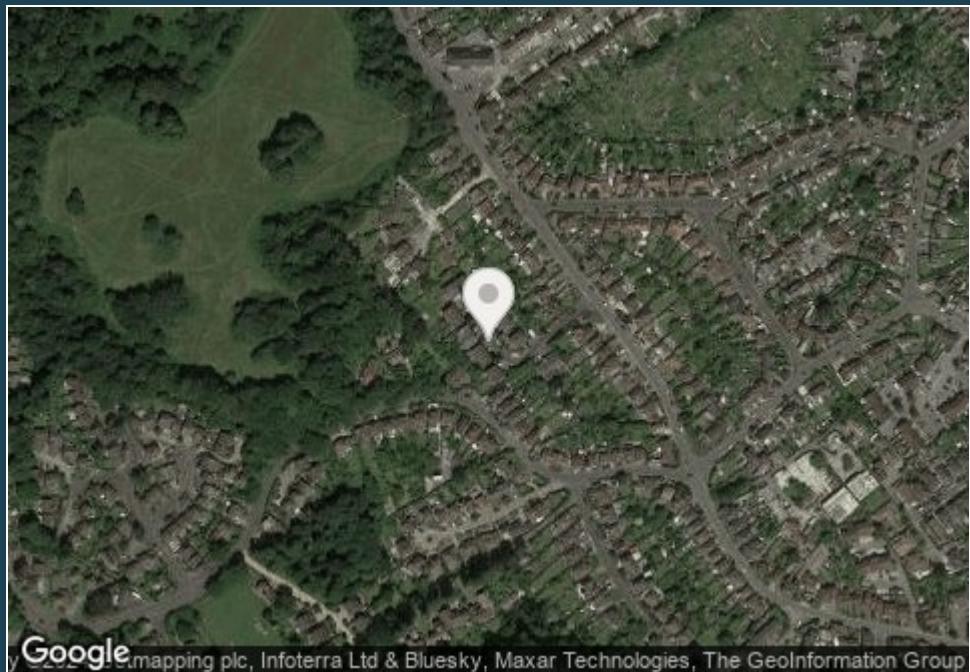
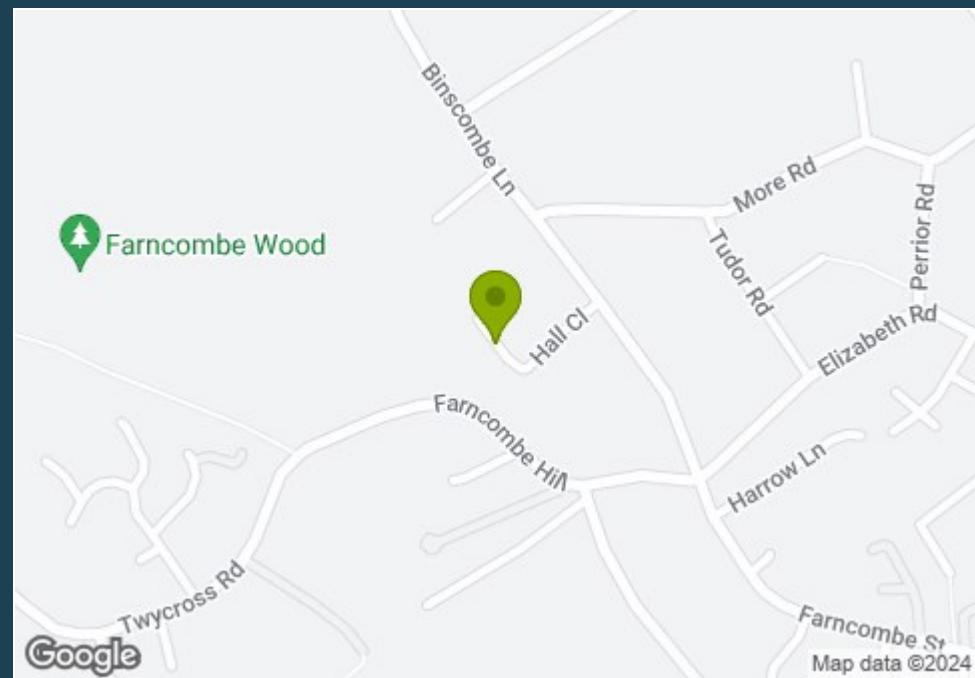
Infant School - 0.4 mile Junior School - 0.8 mile

Secondary School - 1 mile

A3 - 2.4 miles M25 - 13.4 miles

Council Tax Band - D Payable - £2,295.67 (2023/24)

Energy Efficiency Rating D.

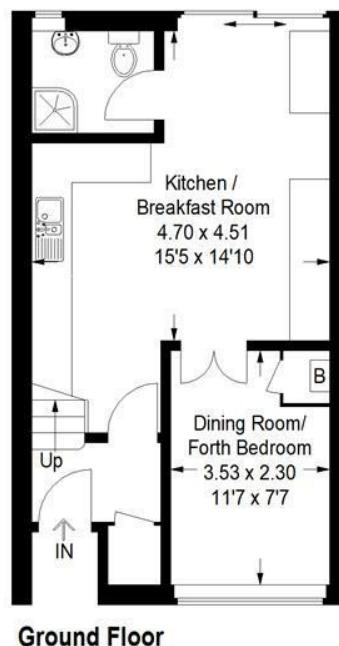


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first exit left into Chalk Road and then take the second turning on your right into Nightingale Road. Continue to the end of Nightingale Road and at the T junction turn left into Farncombe Street. Continue along Farncombe Street, which leads into Binscombe Lane and Hall Close will be found on the left hand side.

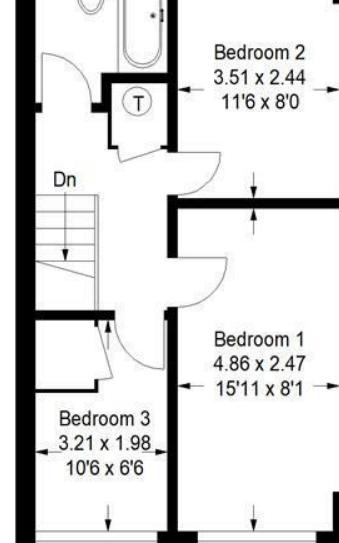
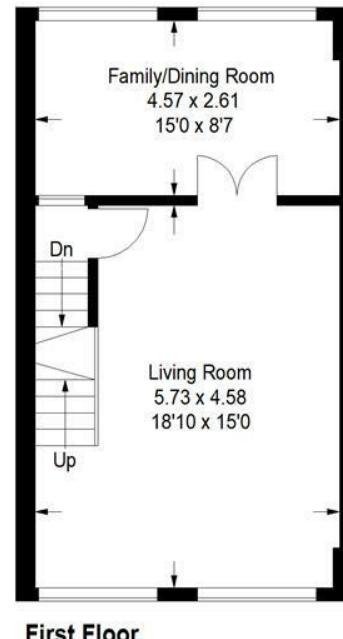


Approximate Gross Internal Area
 Ground Floor = 37.2 sq m / 400 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Second Floor = 39.6 sq m / 426 sq ft
 Total = 116.4 sq m / 1252 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Second Floor



01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email: office@emery-orchard.co.uk